

Paul O'Leary
Planner

Samantha Davies
Clerk



JOINT PLANNING BOARD MEMBERS

Shawn Stuart – Chairman
Doug Bencze
Tom Maroun
James Merrihew
Scott Snyder
Dave St. Onge
Jan Yaworski

120 Demars Blvd, Tupper Lake, NY 12986
Phone (518)359-3580 Fax (518)359-2634

Meeting Minutes

JOINT PLANNING BOARD PUBLIC HEARING AND MEETING October 23, 2019 AT 6:00 PM

Present:

Doug Bencze James Merrihew Dave St. Onge
Shawn Stuart Jan Yaworski

Absent:

Scott Snyder
Tom Maroun

Present:

Patrick Bedore Kirk Gagnier John Klimm
Dean LaVigne Molly Shubert Han Esq.

1. **Public Hearing:** Applicant Kentile Excavation Inc. represented by Adam Boudreau is requesting a special review use for excavating and contracting use at the Tupper Lake Business Park Lot #1 & #2.
 - a. **No Public Comment**
2. **Public Hearing:** Applicants John Marirea, Gail Marirea and Robin Marirea, represented by Molly Shubert Hann, Esq. are requesting a minor 2-lot subdivision at the vacant lot across from 23 Lake Simond Road.
 - a. **Molly Shubert Han Esq Presented the map of the lot and location the board.**
 - b. **No Public Comment**
3. **Open Regular Meeting**
4. **Discussion/Action:** Applicant Kentile Excavation Inc. represented by Adam Boudreau is requesting a special review use for excavating and contracting use at the Tupper Lake Business Park Lot #1 & #2.
 - a. **Mr. Stuart** noted this is where this type of business belongs and it is good to see activity at the Business Park.
 - b. **Board members all agreed.**
 - c. **Motion to approve with the approval of the Franklin County IDA 2-Lot Minor Subdivision at the next planning board meeting November 20, 2019.**

Motion to Approve: Mr. Bencze Motion Seconded By: Ms. Yaworski
All in Favor: Mr. Bencze, Mr. Merrihew, Mr. Merrihew. Mr. St.Onge and Ms. Yaworski
Absent: Mr. Maroun & Mr. Snyder
5. **Discussion/Action:** Applicants John Marirea, Gail Marirea and Robin Marirea, represented by Molly Shubert Hann, Esq. are requesting a minor 2-lot subdivision at the vacant lot across from 23 Lake Simond Road.
 - a. **Mr. Stuart** stated that it meets regulations. Water and Sewer are irrelevant at this time as the lot is vacant land.
 - b. **Board members all agreed**

Motion to Approve: Mr. St.Onge Motion Seconded By: Ms. Yaworski
All in Favor: Mr. Bencze, Mr. Merrihew, Mr. Merrihew. Mr. St.Onge and Ms. Yaworski
Absent: Mr. Maroun & Mr. Snyder

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6. **Preliminary Review:** Applicant Patrick Bedore is requesting a special review use for self-storage with interior access at 2594 State Route 30 (The Marketplace).
 - a. **Mr. Gagnier** presented maps and plans to the board. They show where the septic currently is and it will determine entrances to the building. The idea is not to affect if there is a change in use for the future other than storage units. They also show the parking lay out and new entrance to maximize units. All roll up doors will be facing inside. Mr. Gagnier also noted that this is a good use of this space on the highway. The location is not ideal for a restaurant being outskirts.
 - b. **Mr. St.Onge** noted from the plans that it would not look much different.
 - c. **Mr. Gagnier** responded with yes it will look mostly the same as it is now.
 - d. **Mr. Bedore** noted that the plan was to not connect to the facilities and preserve them for future use, as well as update the green space.
 - e. **Mr. Merrihew** asked Mr. Bedore to elaborate on updating the green space.
 - f. **Mr. Bedore** explained they would just be updating the garden where the sign is and the sign itself. Trying to make it look less like a storage place.
 - g. **Mr. Gagnier** noted that an APA permit is required and currently in process. So this would be contingent of APA approval.
 - i. **Set Public Hearing for 11/20/2019**
7. Approve Minutes: 9-25-2019 Meeting Minutes
Motion to Approve: Mr. Bencze Motion Seconded By: Mr. Merrihew
All in Favor: Mr. Bencze, Mr. Merrihew, Mr. Merrihew. Mr. St.Onge and Ms. Yaworski
Absent: Mr. Maroun & Mr. Snyder
8. Anything Else: Paul O'Leary – Town Code Enforcement Officer - None
Pete Edwards – Village Code Enforcement Officer - Absent
9. Meeting Reminder: November 27, 2019 (Day before Thanksgiving)
 - a. Meeting moved to November 20th, week before Thanksgiving.
 - b. December Meeting falls on Christmas! – Noted and will be discussed in November. Tentatively 12/18/2019
10. Motion to Adjourn.
Motion to Approve: Mr. Bencze Motion Seconded By: Ms. Yaworski
All in Favor: Mr. Bencze, Mr. Merrihew, Mr. Merrihew. Mr. St.Onge and Ms. Yaworski
Absent: Mr. Maroun & Mr. Snyder